

057.B

Map

0001

Block

0013.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 255,500 /

USE VALUE: 255,500 /

ASSESSed: 255,500 /

Total Card /

Total Parcel

255,500

255,500

255,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RYDER ST, ARLINGTON

OWNERSHIP

Owner 1:	WINNIG-GIULIANO MICHAEL R				
Owner 2:					
Owner 3:					
Street 1:	10 WOODLAND ST				
Street 2:					
Twn/City:	NATICK				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01760	Type:			

PREVIOUS OWNER

Owner 1:	FERNALD ROBERT S -		
Owner 2:	-		
Street 1:	9 RYDER STREET #13		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1969, having primarily Brick Exterior and 596 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6012																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	255,500			255,500
Total Card	0.000	255,500			255,500
Total Parcel	0.000	255,500			255,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	428.69	/Parcel:	428.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	248,400	0	.		248,400	248,400	Year End Roll	12/18/2019
2019	102	FV	205,400	0	.		205,400	205,400	Year End Roll	1/3/2019
2018	102	FV	170,600	0	.		170,600	170,600	Year End Roll	12/20/2017
2017	102	FV	159,000	0	.		159,000	159,000	Year End Roll	1/3/2017
2016	102	FV	159,000	0	.		159,000	159,000	Year End	1/4/2016
2015	102	FV	157,200	0	.		157,200	157,200	Year End Roll	12/11/2014
2014	102	FV	165,100	0	.		165,100	165,100	Year End Roll	12/16/2013
2013	102	FV	165,100	0	.		165,100	165,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERNALD ROBERT	54880-261		6/24/2010	Estate/Div	127,000	No	No		
KEEFE MICHAEL P	30119-336		4/30/1999		85,000	No	No		
	21077-531		4/1/1991		66,200	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERNALD ROBERT	54880-261		6/24/2010	Estate/Div	127,000	No	No		
KEEFE MICHAEL P	30119-336		4/30/1999		85,000	No	No		
	21077-531		4/1/1991		66,200	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

AssessPro Patriot Properties, Inc